

ENGINEER'S CERTIFICATE

Date: 15-07-2026

To,
The Sai Shree Balajee Homes Pvt. Ltd.
South of NH 30, Behind Patliputra JCB
Show Room, Opposite Star Galaxy,
Simli-Murarpur, Toll Plaza, Didarganj,
Patna, Bihar 800009.

Subject : Certificate of Cost Incurred for Development of the group housing project "STAR GALAXY 1 Phase-II" [Bihar RERA Registration Number: **BRERAP00260-8/169/R-1499/2022**] situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by **Sai Shree Balajee Homes Pvt. Ltd.**

Ref: State RERA Registration Number: **BRERAP00260-8/169/R-1499/2022**

Sir,

I **BRAJESH KUMAR SINHA**, undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, Bihar situated on the plot bearing no. 1581, 1594 & 1595(P) at Mauza- Simli-Murarpur, Khata No. 61, 86 & 251, Thana No. 38, District: Patna, PIN: 800009, admeasuring 9391.22 Sq. M area are being developed by Sai Shree Balajee Homes Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter: —

- i. M/s /Shri/Smt. **NAVRATNA RAGHUVANHI** as L.S. / Architect;

- ii. M/s /Shri/Smt. **BRAJESH KUMAR SINHA** as Structural Consultant
- iii. M/s /Shri/Smt. **UPCREST ENGINEERING DESIGN CONSULTANT PVT. LTD.** as MEP Consultant
- iv. M/s /Shri/Smt. **NIRANJAN KUMAR** as Quantity Surveyor

2. We have estimated the cost of Civil, MEP and Allied Works required for completion of the apartment & proportionate completion of internal & external works of the Project as per the specifications mentioned in the Agreement for Sale. Our estimated cost calculations are based on the Drawings/Plans made available to us for the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as **Rs. 75,00,00,000/-** (Total of Table A and B). The estimated Total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate /completion certificate for the building from PMAA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 33,80,00,000/-** (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (planning Authority) is estimated at **Rs. 41,20,00,000/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

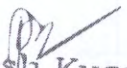
TABLE A

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on date of Registration	Rs. 70,00,00,000/-
2	Cost incurred as on Date (Based on the Estimated cost) excluding land cost	Rs. 33,80,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	48.28 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 36,20,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	N/A

TABLE B

Sr. No.	Particulars (Common Area & Facilities Amenities)	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 5,00,00,000/-
2	Cost incurred as on (Based on the Estimated cost).	Rs. 0/-
3	Work done in Percentage (As Percentage of the estimated cost).	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 5,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	N/A

Yours Faithfully,


Brajesh Kumar Sinha
 Structural Engineer
 SE/02/16
 Patna Municipal Corporation
 PA **Signature of Engineer**